

JOB  
ADDRESS

1923 E. 70 ST

OWNER

## STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☒ Plumbing Code
- ☒ Mechanical Code
- ☒ Electrical Code
- ☒ Zoning Ordinances
- ☐ Grading Code

DESCRIPTION: GARAGE

CONVERTED TO  
LIVING QUARTERS  
WITHOUT THE USE  
OF A LEGAL BLDG  
PERMITS. TO PREVENT  
FURTHER LEGAL ACTION  
PLEASE OBTAIN PERMITS  
OR CONVERT GARAGE BACK  
TO ORIGINAL USE AS A

Submit plans for the work within 10 days to the office listed above and apply for a plan check for the required Permit.

Obtain a Permit within 10 days for the work at the office listed above.

A referral <sup>WILL BE MADE</sup> has been made to the Enforcement Section of the Department of Regional Planning.

DATE

12-9-92

INSPECTOR'S SIGNATURE

J. Rogers

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION

INVESTIGATION REPORT

LOCATION OF PROBLEM 1923 E 70 St

LOCALITY \_\_\_\_\_

DESCRIPTION OF PROBLEM Building Conv. the Garage

REQUESTED BY \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_

REFERRED TO G. RODGERS DATE 12-8-92

REPORT OF INVESTIGATION STEP WORK NOTICE LEFT  
AT JOB SITE TO OBTAIN PERMITS  
OR CONVERT GARAGE BACK TO  
ORIGINAL USE AS A GARAGE

INVESTIGATOR G. RODGERS TITLE Bldg Inspector DATE 12-9-92

COPY SENT TO \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

REPORT FLOXED TO \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

REQUEST FOR INVESTIGATION  
TO THE DEPARTMENT OF REGIONAL PLANNING

Location 1923 E. 70 ST. Date 12-10-92

Complaint GARAGE CONVERSION

Requested by COUNTY of LOS ANGELES, BUILDING & SAFETY (Complainant)

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537

Los Angeles, Ca. 90001

Submitted by Sr.B.E.I. *J. Rodgers* Dept. Firestone Dist. Office

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537

Los Angeles, Ca. 90001

AP:REQST



Los Angeles County  
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



January 5, 1993

Francisco Mora  
Javier Mora  
1923 East 70th Street  
Los Angeles, CA 90001

**Inspection File No. EF922089**

Dear Messrs. Mora:

In response to a recent complaint, an inspection has been made at ~~1923 East 70th Street~~.

This inspection disclosed that the required garage for the residence is used as a dwelling unit on the premises at the above address.

This is not a permitted use in zone R-4 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020 and 22.20.400.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, James N. Knowles, please call before 10:00 a.m., Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

  
John D. Calas, Section Head  
Zoning Enforcement

JDC:JNK:tma